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**LEVEL II BUILDING SURVEY OF THE
OLD STEAM HOUSE,
WELTON,
LINCOLNSHIRE
(WML02)**



A P S
ARCHAEOLOGICAL
PROJECT
SERVICES

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**LEVEL II BUILDING SURVEY OF THE
OLD STEAM HOUSE,
WELTON,
LINCOLNSHIRE
(WML02)**

**Work Undertaken For
Gelder Construction**

October 2002

Report Compiled by
Rachael Hall (BA Hons PIFA)

National Grid Reference: TF 0190 8105
Planning Reference: M02/P/0172

ARCHAEOLOGICAL PROJECT SERVICES



APS Report No. 200/02



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1. SUMMARY

A building survey was undertaken at the Old Steam House, Welton, Lincolnshire, ahead of the conversion of the building into holiday accommodation.

The whole of the Old Steam House was recorded photographically, and a ground floor plan of the building was produced. The Mill was essentially a one-phase building with modifications having been undertaken to the structure. Brick patching was noted, as well as voids in the structure denoting where machinery had once been in place. No further evidence of machinery remains. Access to the first floor is likely to have been through the rectangular opening seen in the northeast façade.

2. INTRODUCTION

2.1 Definition of Archaeological Building Recording

Building recording is defined as:

'... a programme of work intended to establish the character, history, dating, form and archaeological development of a specified building, structure, or complex and its setting, including its buried component, on land or under water. (IFA 1996)

2.2 Planning Background

Archaeological Project Services (APS) was commissioned by Gelder Construction to undertake Level II building recording at the the Old Steam House, Mill House, Mill Lane, Welton, Lincolnshire. Planning permission (M02/P/0172) has been granted for the conversion of the building into a holiday home, subject to Level II recording of the building. The Building recording was carried out on 14th August 2002 in accordance with a specification

designed by APS (Appendix 1) and approved by the Built Environment Officer, Lincolnshire County Council.

2.3 Topography and Geology

Welton is situated 8km northeast of Lincoln in the West Lindsey District, Lincolnshire (Fig 1). The Old Steam House lies on the south side of Mill Lane in the grounds of Mill House, an 18th century stone cottage, centred on national grid reference TF 0190 8105, approximately 1km north of the village centre (Fig 2). A dyke runs along the southwestern edge of the property.

3. AIMS

In accordance with the specification, the aim of the work was to provide a photographic record, a ground plan and a brief written summary of the building.

4. METHODS

Recording of the building was undertaken to RCHME Level II standard. This included the production of a measured sketch plan of the ground floor (Fig 3); general photographic views of the exterior, interior, circulation area and structural features of historic interest.

Photographic survey was undertaken using a manual 35mm camera fitted with a macro lens. Where appropriate a flashgun was used. An index of photographs was compiled on APS pro forma recording sheets.

A pro forma building recording sheet provided by Lincolnshire County Council was also completed.

5. RESULTS

5.1 Exterior

The mill is presently a single cell building open to the pitched roof (Plate 1). It is constructed of pale yellow handmade bricks, with red brick dressings, and has a red pantile roof. The brickwork is English Garden bond.

Immediately beneath the roof line is a row of bricks in a dentil pattern (Curl, 1999), where every other brick is pronounced (Plate 4). The gables are at the northwest and southeast end of the building. The southeast gable (Plate 2) has two centrally placed windows one above the other. The windows have metal frames with concrete sills. The northwest gable is bare of any structural features.

The northeast elevation (Plate 1), the front of the building, has a door placed slightly off centre. The door is of the stable type, with the top and bottom halves of the door opening independently of each other, and is set in a wooden frame. Either side of the door, at ground floor level, are arched topped metal framed window with sandstone sills. The windows are surrounded by brick decoration (Plate 3). An identical window is situated directly above the ground floor window to the right of the door. To the left of the door at first floor level, set off side of the ground floor window is a rectangular opening. It is probable that this opening would have provided access to the first floor, though there are no remains of any external or internal stairs to this level.

The southwest face, the back of the building, has two metal framed windows identical to those at the front of the building. These are positioned one above the other at the northwestern end of the building face. At ground floor level was brick patching denoting where machinery had once been in place (Plate 5).

5.2 Interior

Bullnose bricks surround all the windows and the door with the exception of the windows on the southeast wall. At the

northwestern end of the northeast façade is a section of wall extending out from the main wall by 0.25m. Within this wall, at ground level are two rectangular voids (Plate 6). These perhaps denote the position of machinery associated with the former steam house function of the building. This wall is mirrored in the opposite internal face of the building, though no voids were seen.

A new concrete floor had been laid prior to recording in the building. A blue polythene damp course was observed extending upwards from beneath the concrete floor.

At the southeastern end of the building the wooden floor rafters of the upper floor were exposed though no floor remains (Plate 7). At the northwesternmost end of the building were beam holes in the walls. These were at the same level as the surviving floor rafters indicating that an upper storey had once existed, also at this end of the building. It would appear however that the upper floor was not continuous, with there being an open space in the northwestern half of the building. The joists of the upper storey floor were placed longitudinally down the building. However, the roof joists were set transversely across the structure. Towards their southern ends, both central and western beams had been cut into. The truncation on the central beam is in the form of a wide, shallow concavity on its west side. Directly opposite this, on the east side of the western beam is a trapezium-shaped recess.

The building is presently open to the wooden trusses of the roof.

6. DISCUSSION

The Old Steam House is a single phase building with modifications having been undertaken to the structure, such as the blocking of openings and the removal of the first floor.

There is no remaining evidence for what type of machinery the building once housed, except for several voids identified in the interior walls of the building. Nor is there any evidence of how the building functioned. The building has essentially been stripped with only the main structure being left.

However, some suggestions can be made. One of the areas of patching/infilling in the rear wall is located close to, and between the truncations on the beams. Together, this brick patch and beam truncations probably signify the location of now-removed piece of mill machinery. Moreover, the brick infill probably indicates that part of the machinery passed through the wall, the patching therefore blocking the hole left after the removal of the mechanism. The second area of brick patching perhaps similarly signifies the former location of a piece of machinery that passed through the wall.

Rafters and beams or beam sockets denote the location of a floor to a second storey, though the floor has been removed. The arrangement of rafters and beams suggests this floor was discontinuous. It is probable that a flight of stairs gave access to the upper storey and that the stairs were located in the gap in the two areas of floors.

Although the building was predominantly plain and functional there was minor embellishment to it in the form of brick dentilation below the eaves, and brick dressings around the doors.

7. CONCLUSION

Building recording was undertaken at the Old Steam House, Mill Lane, Welton, Lincolnshire as the structure is significant of local industrial archaeology.

The photographic survey, ground floor plan and brief written description provide

a record of the appearance of the building immediately prior to the alterations, which will be incurred to the structure during its conversion.

Additionally the survey has indicated the locations of some of the mill machinery and revealed that certain elements of the machinery passed through the building walls. However, the machinery has all been removed in the past and there were no indications of the nature and arrangements of these mechanical features.

8. ACKNOWLEDGEMENTS

Archaeological Project Services wish to acknowledge the assistance of Gelder Construction who commissioned the work, and Dr. Beryl Lott of Lincolnshire County Archaeology Section who assisted in the undertaking of the work.

9. PERSONNEL

Project Coordinator: Steve Malone
 On site Recording: Rachael Hall and Gary Taylor
 Photographic reproduction: Sue Unsworth
 CAD Illustration: Rachael Hall
 Post-fieldwork analysis: Rachael Hall

10. BIBLIOGRAPHY

- Curl, J.S., 1999, *A Dictionary of Architecture*
- IFA, 1999 *Standard and Guidance for Archaeological Watching Briefs*
- Pevsner, N. and Harris, J., 1989, *Lincolnshire The Buildings of England* (2nd edition, revised Antram, N.)

Lincoln County Council Building Recording Pro Forma

Name of building and address	Mill House, Mill Lane, Welton, Lincoln
Parish	Welton
Grid Reference	TF 0190 8105
Age (period)	Late 19 th century
Style	
Date and source	
Architect or known history	
Building type	Mill - <i>Steam Engine House</i>
Main walling material	Brick, handmade, pale yellow
Other walling materials	Red bullnose brick dressings
Other distinctive materials	Sandstone window sills (on east and west face), concrete sills on south face. No features on northern gable end. Iron window frames. Except on south face, all the windows and the door were surrounded with red bullnose bricks placed internally. New concrete floor
Roofing material	Red pantile tile, common pitched roof
Phases	1 phase- with some restoration and patching
Layout	Single building
Interior layout	1 room
Photographs exterior elevations, exterior features, interior features	Photographs of exterior and interior
Plan(s)	Measured plan of ground floor
Landscape context	Along western edge is a dyke. Set within the grounds of Mill House surrounded by arable land
Associated buildings	Mill House, located adjacent to Mill Lane
Current use	Derelict
Condition	Poor
Recorded by	Rachael Hall and Gary Taylor
Date of record	14/08/02

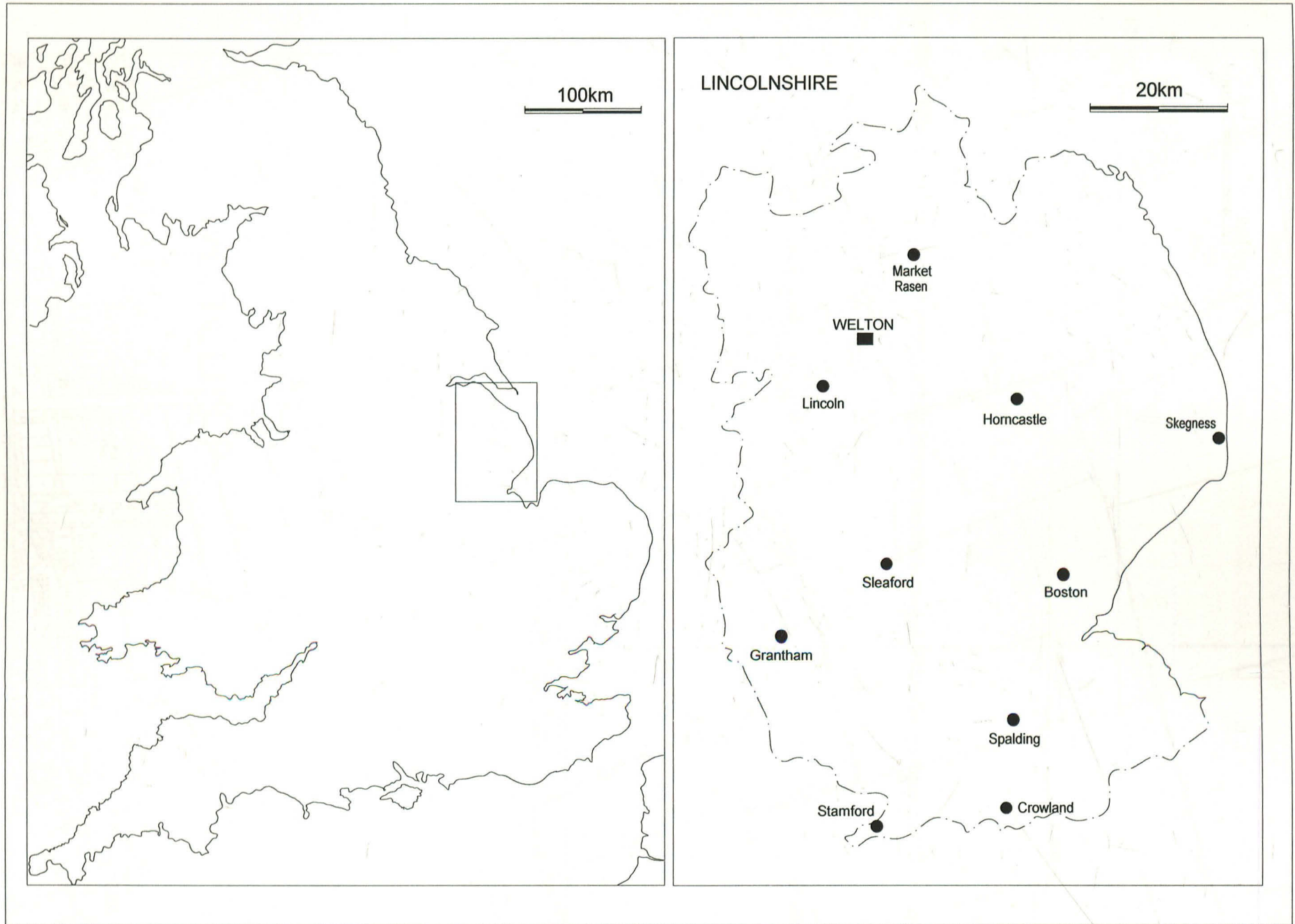


Figure 1: General Location Plan

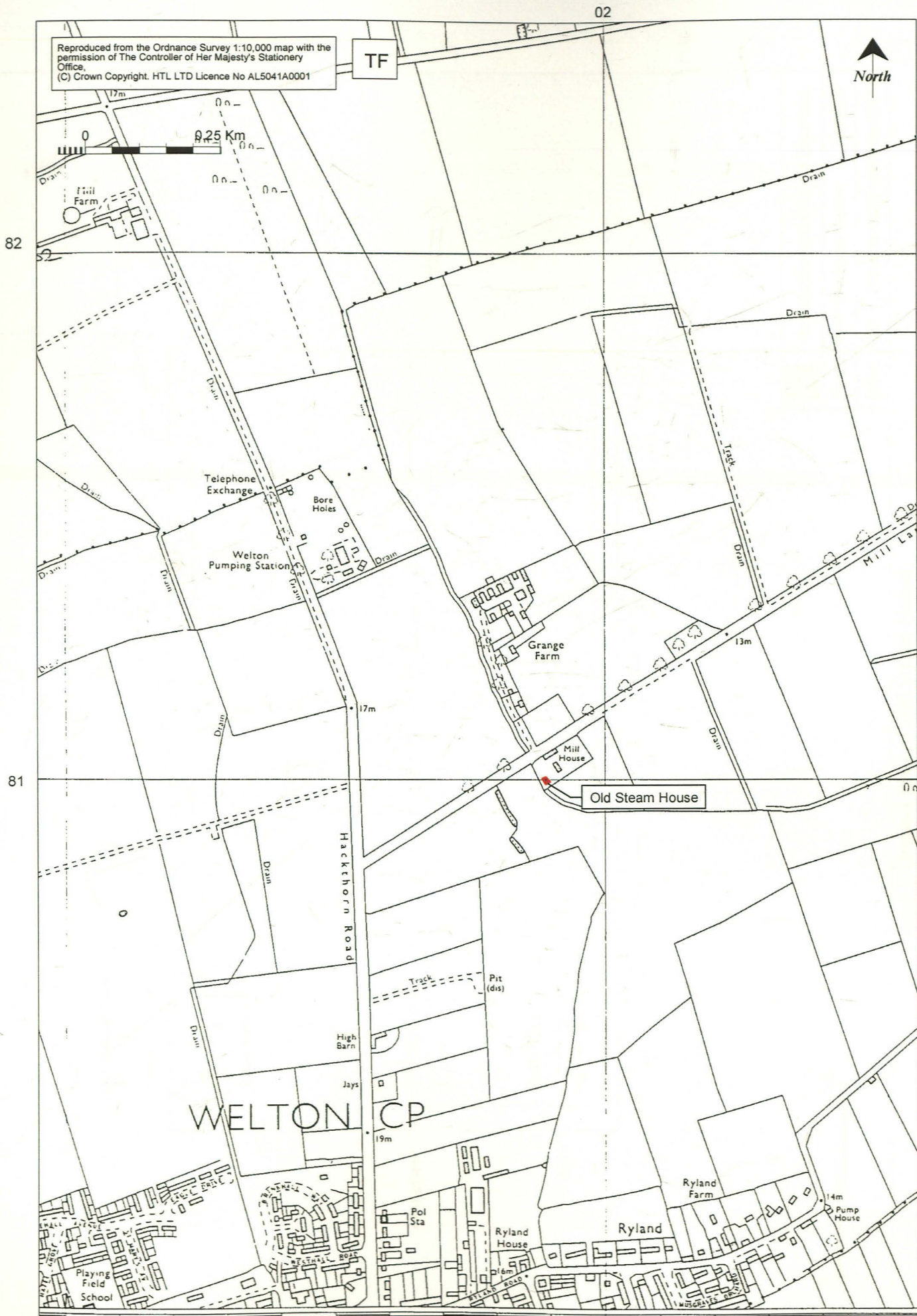


Figure 2 Site Location Map

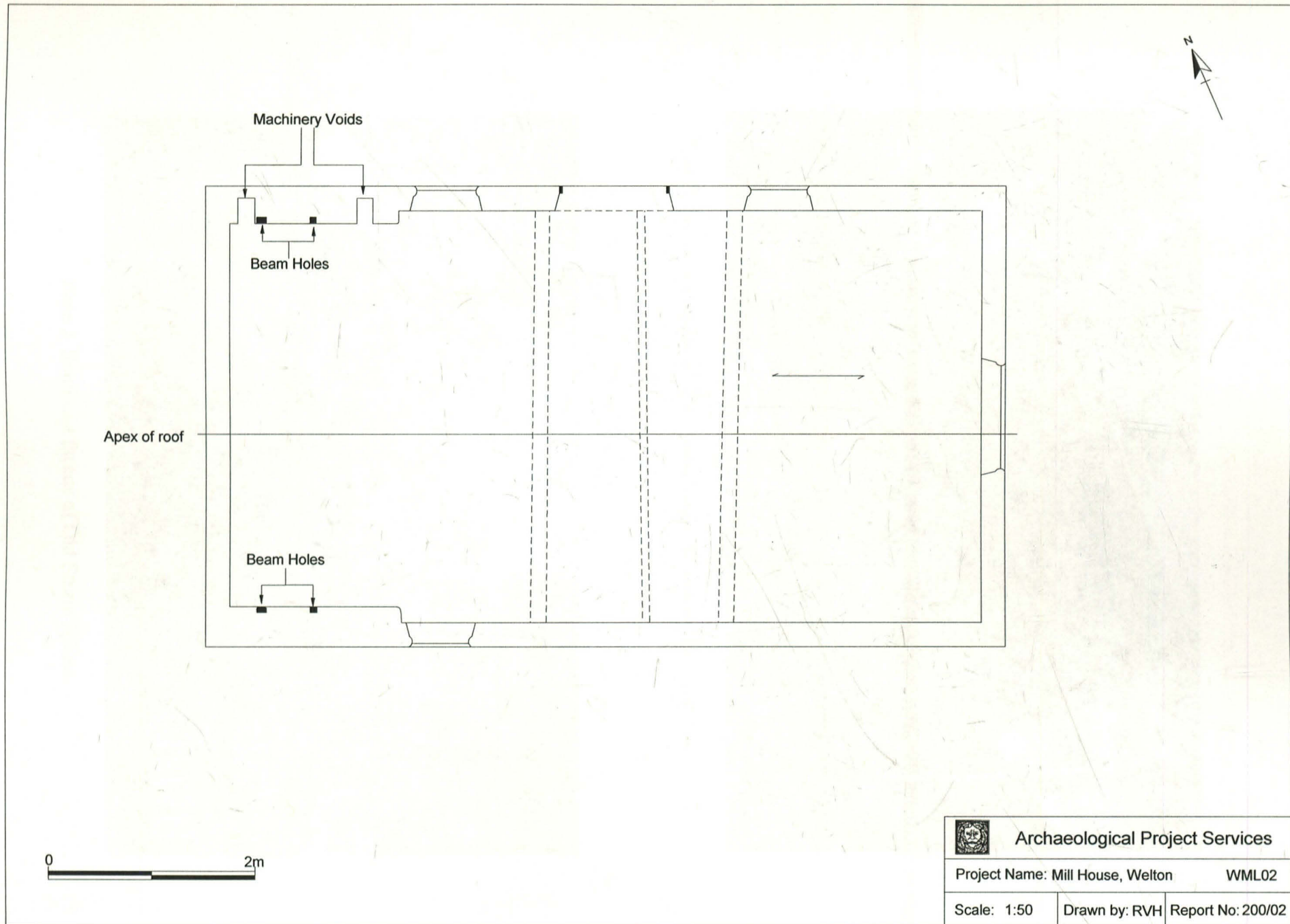


Figure 3 Ground Plan of Old Steam House


 Archaeological Project Services		
Project Name: Mill House, Welton		WML02
Scale: 1:50	Drawn by: RVH	Report No: 200/02



Plate 1 Northeast façade of Old Steam House, showing blank northwest gable



Plate 2 Southeast façade of Old Steam House

Plate 3 Detailed view of steel frame window, seen in northeast façade

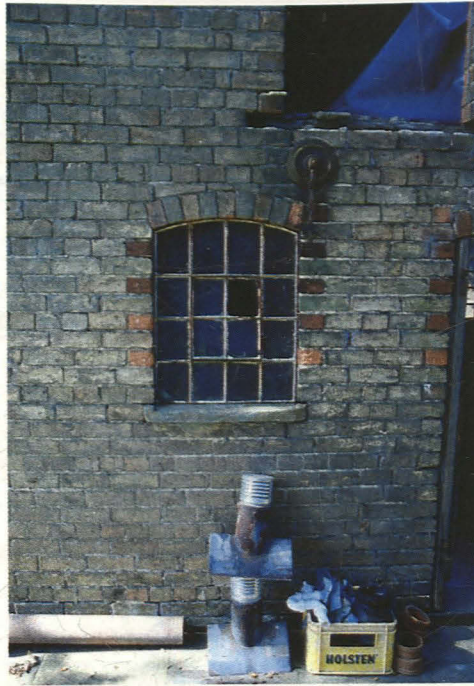


Plate 4 Detail of brick decoration seen beneath roof line



Plate 5 Brick patching denoting former entrance and window in southwest façade

Brick Patching

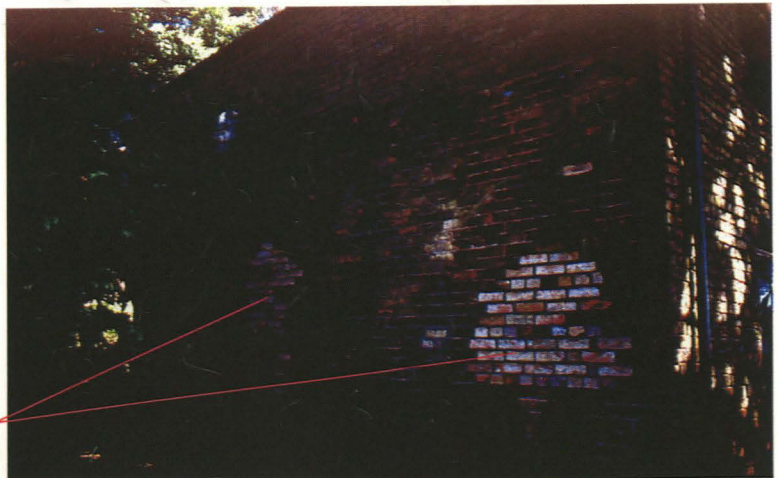


Plate 6 Machinery
voids seen in
northeast interior wall

Voids



Plate 7 Interior
view of first floor
rafters and roof
trusses



Appendix 1

Specification for Building Recording at the Old Steam House, Mill Lane, Welton, Lincolnshire

1 SUMMARY

- 1.1 *A programme of building recording is required prior to the conversion to holiday accommodation of the Old Steam House, Mill House, Mill Lane, Welton, Lincolnshire.*
- 1.2 *The building is of local historic significance.*
- 1.3 *The building recording will be undertaken prior to conversion of the structure. The structure, ground plan, external elevations and internal details will be recorded in writing, graphically and photographically.*
- 1.4 *On completion of the fieldwork a report will be prepared detailing the results of the investigation. The report will consist of a narrative supported by illustrations and photographs.*

2 INTRODUCTION

- 2.1 This document comprises a specification for historic building recording prior to the conversion to holiday accommodation of the Old Steam House, Mill House, Mill Lane, Welton, Lincolnshire.
- 2.2 This document contains the following parts:
 - 2.2.1 Overview.
 - 2.2.2 Stages of work and methodologies.
 - 2.2.3 List of specialists.
 - 2.2.4 Programme of works and staffing structure of the project

3 SITE LOCATION

- 3.1 Welton is located 8km northeast of Lincoln in the West Lindsey district of Lincolnshire. The Mill House lies on the south side of Mill Lane, approximately 1km north of the village centre at National Grid Reference TF 0190 8105.

4 PLANNING BACKGROUND

- 4.1 A planning application (M02/P/0172) was submitted to West Lindsey District Council for the proposed conversion of the Old Steam House to holiday accommodation. Permission is subject to conditions including the undertaking of building recording prior to the conversion works.

5 AIMS AND OBJECTIVES

- 5.1 The aim of the work will be to provide a record of the standing building prior to its alteration.
- 5.2 The objectives will be to establish:

- 5.2.1 The form of the building;
- 5.2.2 the date of the building and features of special interest;
- 5.2.3 the state of preservation of the buildings and any features of special interest present.

6 BUILDING RECORDING

- 6.1 Building Investigation will be undertaken prior to the conversion of the building. A RCHME (1996) Level 2 survey will be undertaken. Subject to accessibility and Health and Safety considerations, the record will include:
 - 6.1.1 A photographic survey showing the building in its context, details of the exterior, interior views of the principal rooms, circulation areas and details. These photographs will be cross-referenced to plans of the building.
 - 6.1.2 A measured ground plan at an appropriate scale incorporating details of the form and location of any structural features of historic interest; supplemented by
 - 6.1.3 A written record providing an account of the building's plan, form, function and development including the completion of Lincolnshire County Council Archaeology Section *pro forma*.

7 SITE OPERATIONS

- 7.1 General considerations
 - 7.1.1 All work will be undertaken following statutory Health and Safety requirements in operation at the time of the investigation.
 - 7.1.2 The work will be undertaken according to the relevant codes of practise issued by the Institute of Field Archaeologists (IFA), under the management of a Member of the institute (MIFA). Archaeological Project Services is IFA registered organisation no. 21.
 - 7.1.3 The building recording would be undertaken by staff with experience of such examinations up to RCHME Level 2 standard.
 - 7.1.4 Any and all artefacts found during the investigation and thought to be 'treasure', as defined by the Treasure Act 1996, will be removed from site to a secure store and promptly reported to the appropriate coroner's office.

8 REPORTING

- 8.1 On completion of the fieldwork, a report detailing the results of the building recording will be prepared. This will consist of:
 - 8.1.1 A summary of the survey results.
 - 8.1.2 A description of the history and historical setting of the building.
 - 8.1.3 A text describing the results of the building survey.
 - 8.1.4 Location plans of the site and building.
 - 8.1.5 A ground plan of the building.

8.1.6 Interpretation of the development and use of the building.

8.1.7 Appropriate photographs of all elevations, general interior views and specific features, correlated to the layout plans.

9 REPORT DEPOSITION

9.1 Copies of the report will be sent to the client; West Lindsey District Council Planning Department; and to the County Council Archaeological Sites and Monuments Record.

10 ARCHIVE

10.1 The documentation and records generated during the watching brief will be sorted and ordered into the format acceptable to the City and County Museum, Lincoln. This will be undertaken following the requirements of the document titled *Conditions for the Acceptance of Project Archives* for long-term storage and curation.

11 PUBLICATION

11.1 A report of the findings of the watching brief will be presented to the editor of the journal *Lincolnshire History and Archaeology*. If appropriate, notes on the findings will be submitted to the appropriate national journals: *Post-medieval Archaeology*.

12 CURATORIAL RESPONSIBILITY

12.1 Curatorial responsibility for the archaeological work undertaken on the site lies with the Lincolnshire County Council Archaeology Section. They will be given written notice of the commencement of the project.

13 VARIATIONS AND CONTINGENCIES

13.1 Variations to the proposed scheme of works will only be made following written confirmation of acceptance from the archaeological curator.

13.2 In the event of the discovery of any unexpected remains of archaeological/historical importance, or of any changed circumstances, it is the responsibility of the archaeological contractor to inform the archaeological curator (*Lincolnshire Archaeological Handbook* 1998, Sections 5.7 and 18).

13.3 Where important archaeological/historical remains are discovered and deemed to merit further investigation additional resources may be required to provide an appropriate level of investigation, recording and analysis.

13.4 Any contingency requirement for additional fieldwork or analysis outside the scope of the proposed scheme of works will only be activated following full consultation with the archaeological curator and the client.

14 PROGRAMME OF WORKS AND STAFFING LEVELS

14.1 The building recording will be undertaken prior to the conversion and is expected to take one day.

14.2 An archaeological supervisor with experience of building recording will undertake the work.

14.3 Analysis and report production will be undertaken by the archaeological supervisor, or a post-excavation analyst as appropriate, with assistance from an illustrator.

15 INSURANCES

- 15.1 Archaeological Project Services, as part of the Heritage Trust of Lincolnshire, maintains Employers Liability Insurance of £10,000,000, together with Public and Products Liability insurances, each with indemnity of £5,000,000. Copies of insurance documentation can be supplied on request.

16 COPYRIGHT

- 16.1 Archaeological Project Services shall retain full copyright of any commissioned reports under the Copyright, Designs and Patents Act 1988 with all rights reserved; excepting that it hereby provides an exclusive licence to the client for the use of such documents by the client in all matters directly relating to the project as described in the Project Specification.
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- 16.4 The author of any report or specialist contribution to a report shall retain intellectual copyright of their work and may make use of their work for educational or research purposes or for further publication.

17 BIBLIOGRAPHY

RCHME, 1996 *Recording Historic Buildings, A Descriptive Specification* (3rd ed)

Appendix 2

GLOSSARY

- Bullnose** Brick with a rounded edge
- Dentil** Small block forming one of long horizontal series closely set.
- Gable** Wall of building, closing the end of a pitched roof.

Appendix 3

THE ARCHIVE

The archive consists of:

- 1 Drawing Sheet
- 1 Photographic record sheet
- 1 LCC Building sheet
- 1 Sheet of site notes

All primary records and finds are currently kept at:

Archaeological Project Services
The Old School
Cameron Street
Heckington
Sleaford
Lincolnshire
NG34 9RW

The ultimate destination of the project archive is:

Lincolnshire City and County Museum
12 Friars Lane
Lincoln
LN2 1HQ

The archive will be deposited in accordance with the document titled *Conditions for the Acceptance of Project Archives*, produced by the Lincolnshire City and County Museum.

Lincolnshire City and County Museum Accession Number:

LCNCC 2000,401

Archaeological Project Services Site Code:

WML02

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